| 021.0 | 0002 | 0005.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,030,400 | / | 1,030,400 |
| USE VALUE: | 1,030,400 | / | 1,030,400 |
| ASSESSED: | 1,030,400 | / | 1,030,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 30 | | SPY POND PKWY, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | MC CANN JOHN J & MARY A |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 30 SPY POND PKWY |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .189 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Wood Shingle Exterior and 1941 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 8230.000 | 293,500 | | 736,900 | 1,030,400 |
| Total Card | 0.189 | 293,500 | | 736,900 | 1,030,400 |
| Total Parcel | 0.189 | 293,500 | | 736,900 | 1,030,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 530.86 | /Parcel: 530.86

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## User Acct

14371

## GIS Ref

## GIS Ref

## Insp Date

12/16/17

!1823!

## PREVIOUS ASSESSMENT

Parcel ID: 021.0-0002-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 293,500 | 0 | 8,230. | 736,900 | 1,030,400 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 283,700 | 0 | 8,230. | 736,900 | 1,020,600 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 283,700 | 0 | 8,230. | 736,900 | 1,020,600 | 1,020,600 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 209,600 | 0 | 8,230. | 806,900 | 1,016,500 | 1,016,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 209,600 | 0 | 8,230. | 513,500 | 723,100 | 723,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 209,600 | 0 | 8,230. | 469,500 | 679,100 | 679,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 194,100 | 0 | 8,230. | 381,500 | 575,600 | 575,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 182,300 | 0 | 8,230. | 381,500 | 563,800 | 563,800 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/29/21 | 20:38:35 |

## LAST REV

| Date | Time |
|---|---|
| 10/24/19 | 15:15:56 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1823

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 12647-568 | | 6/13/1974 | | 46,000 | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 14371 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/28/2019 | 720 | Solar Pa | 42,908 | | | | | |
| 4/11/2017 | 407 | Alterati | 10,000 | C | | | | |
| 12/18/2013 | 1827 | Manual | 13,000 | C | | | | |
| 10/25/2013 | 1592 | Manual | 126,000 | O | | | | |
| 10/9/2013 | 1506 | Demoliti | 3,500 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/16/2017 | Inspected | HS | Hanne S |
| 12/2/2017 | MEAS&NOTICE | BS | Barbara S |
| 5/24/2016 | Inspected | PT | Paul T |
| 5/12/2016 | Left Notice | PT | Paul T |
| 5/19/2014 | Meas/Inspect | PC | PHIL C |
| 3/3/2014 | Info Fm Prmt | EMK | Ellen K |
| 2/6/2014 | Info Fm Prmt | EMK | Ellen K |
| 1/28/2014 | Info Fm Prmt | EMK | Ellen K |
| 2/5/2009 | Meas/Inspect | 294 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 8230 | | Sq. Ft. | Site | | 0 | 85. | 1.05 | 2 | | | Water F | 30 | | | | | 736,926 | | | | | | 736,900 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.18893 | Total SF/SM: | 8230 | Parcel LUC: | 101 | One Family | Prime NB Desc | KEL/MANOR | |
| Total: | 736,926 | Spl Credit | | Total: | 736,900 | | | | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GREY | | |
| View / Desir: | k - Kelwyn Manor | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1949 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G17 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 3 - Hardwood | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | 1 | Rating: | Very Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.19095826 |
| Const Adj.: | 0.99495000 |
| Adj $ / SQ: | 130.344 |
| Other Features: | 99681 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 425328 |
| Depreciation: | 131852 |
| Depreciated Total: | 293476 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 7 | | | BRs: 3 | | | | Baths: 1 | | HB 1 | | |

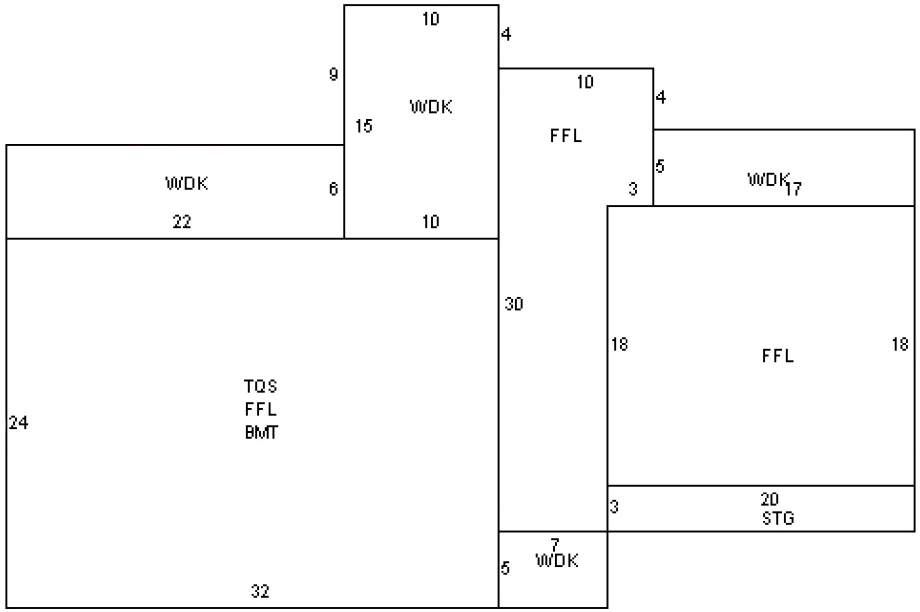
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 143.38 |
| Special Features: | 0 | Val/Su Net: | 92.56 |
| Final Total: | 293500 | Val/Su SzAd | 151.21 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,365 | 130.340 | 177,919 |
| BMT | Basement | 768 | 39.100 | 30,031 |
| TQS | 3/4 Story | 576 | 130.340 | 75,078 |
| WDK | Deck | 402 | 8.440 | 3,395 |
| STG | Storage | 60 | 9.290 | 557 |
| | Net Sketched Area: | 3,171 | Total: | 286,980 |
| Size Ad | 1941 | Gross Area | 3363 | FinArea 1941 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

More: N | Total Yard Items: | Total Special Featues: | Total:

## PARCEL ID

021.0-0002-0005.0

## IMAGE

AssessPro Patriot Properties, Inc